REAL ESTATE VALUES ADVANCE

Sales of the Past Week in Richmond Show Handsome Profits.

MUCH BUILDING STILL GOING ON

Suburbs Never Looked More Beautiful Than They Do at Present, and Demand for Home Sites in All of Them Continues Strong.

Closing a week which had been sporadically very active, and in which the business had been fairly good all through, real estate dealers are confident that this week will see just as much activity, if not more, and that they will be able to settle several big sales made last week but not yet announced.

The hardest part about selling real estate is not the actual sale itself, which may, at times, be made in ten or fifteen minues, but in the settling up afterwards and preparing the deeds. Until this is done many sales are not announced, and the condition of the market is not always to be judged by what is given out to the public, for there is very often more, which is kept under cover and hid from the public eye.

Sales on Broad and Main.

Much property, all of it valuable, changed hands on Broad Street last week; several Main Street properties

week; several Main Street properties were sold at handsome profits, and there were numerous sales of properties to small investors and to those who wanted homes. House-renting continued slowly but surely, and it is generally thought that there will not be as many vacant houses as it was at first believed there would be.

The chief thing to be noted about the sales of last week were the erceedingly handsome profits which were netted to the sellers, and this steady increase in price bodes well for all kinds of property in Richmond. There is no present likelihood that values will decrease, and one man well versed in Richmond real estate said that five will decrease, and one man well verseu in Richmond real estate said that five years from now investors of to-day would reap profits of which they would not have dreamed ten years ago. A city is known by the value of its real estate, and the condition of the Richmond market is an indication of general presently.

mond market is an indication of general prosperity.

There is much building in progress, and much more is contemplated during the summer months.

Some Sales Reported.

J. Thompson Brown & Company reported an exceedingly active week. While they did not profess to have sold any especially large pieces of property, they did effect the sale of quite a large number, ranging in price from \$1.000 to \$1,500, the aggregate sales amounting to between \$60,000 and \$470,000.

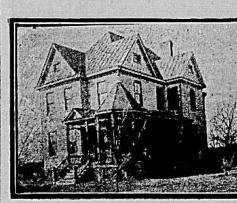
This firm closed yesterday the sale of four separate pieces of property.

isation, and hopes to close during the present week sales amounting to over \$1,00,000.

Other firms made good sales during the bound of the sawmill is abroad in the sound of the sawmill sa abroad in the sound of the sawmill sa arroad in the sound of the sawmill sa abroad in the sound of the sawmill sa arroad in the sound of the sawmill sa abroad in the sound of the sawmill sate proposed of the sound of the saw into sample sample sample sample sam

TYPICAL HIGHLAND PARK AND PLATEAU SCENES AND HOMES





NORTH CAROLINA HAS DISCOVERED WILSON MARKET ALLEGHANY WORKS MANY COMPANIES LAKES IN DANGER GARDEN OF EDEN HAS REOPENED FOR GOOD ROADS ARE INCORPORATED

Timber of Fresh Ponds Section Has Been Purchased by Virginia Capital.

RUIN FAMOUS SPOT

People of Albemarle Region Are Organized to Prevent Destruction.

quite a large number, ranging in price from \$1,000 to \$1,500, the aggregate sales amounting to between \$60. 000 and \$10,000.

This firm closed yesterday the sale of four separate pieces of property. One was a brick store on Park Avenue, which went for \$4,500; a second was a corner lot on West Main Street for \$1,100; a third, 100 feet on Floyd Avenue for \$1,000; a brick dwelling on Main Street for \$4,000, and a West Ena corner lot for \$2,700. The vacant lots will be improved, and the rest were taken for permanent investment and occupancy.

Large Deals On.

The same firm has one or two very large transactions in process of nego-its dealers and the eye of every one who has seen it.

sound of the sawmill is abroad in the every point of view. The old colonial

marle County Is Surely That Spot.

the Garden of Eden-not necessarily where it was, but where it is. Disways I have hoped, possibly without adequate ground, that when I die I my pleasure to visit Albemarle county, Va., and after an experience of some days in that garden spot of earth, I final destination. In view of my lack

Mr. Probasco spoke of the natural beauties of climate and landscape, and added: "With that most classic of all the classical institutions of earth, the University of Virginia, as a nucleus, the life not alone in and about Charlottesville, but throughout the surrounding country is simply idea, from But in this age of commercialism the rounding country, is simply ideal from

FOR WASHINGTON COUNTY.

[Special to The Times-Dispatch]

BRISTOL, VA. August 7.—Gradually
Washington county is gretting a system of
good roads. Most of the district are doing something along this line. At abingdon
this week road men began the task of
grading and placing stone on new roads
to the extent of \$15,000. There is now on
a proposition to build a road direct from
Abingdon to Bristol, a distance of fitten
miles. The city of Bristol has proposed to
pay for one mile of the road outside of the
corporate limits, and also to make a good
street from the corporate limits into the
centre of the city, connecting with the
new road. Citizens along the proposed route
have subscribed about \$3,000 to apply on
this work, while the Goodson district has
the authority to vote \$18,000 for good roads
within its bounds, a part of which could
be used on this proposed road.

Condition of the Treasury.

Cincinnatian Declares That Albe- Sales Are Light, but Double Sales Organization Has Been Formed Numerous Announcements Will Be Begun Middle of August.

[Special to The Times-Dispatch.]
WILSON, N. C., August 7.—The Wilson tobacco market reopened this week, but the sales are now light, and double sales will not be put on until about the middle of the month. As Wilson is the leading bright tobacco market of the country, a number of buyers from other markets have been here to see how the weed is selling. The offerings so far have been principally the lower grades, and the prices are about the same the same quality brought last season.

[Special to The Times-Dispatch.]
COVINGTON, VA., August 7.—After no little preliminary work and agitation of the matter, the organization of a good roads association has been perfected in Alleghany county, and the specifically designed has been taken up in an enthusiastic way.
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onducted by the Consolidated Tobacco

Dibrell Brothers, Reynolds & Co. and R. P. Watson & Co.
Anderson, Welfare & Co. are having constructed a large brick automobile garage on Goldsboro Street. The building, which will be completed next month, will have a capacity of seventy-five cars. The equipment is now arriving. This firm has the State agency for several cars, and will also de all kinds of repair work, keeping in stock all parts which might be needed in case of accident or break.

which might be needed in task dent or break.

A company is being formed to build a handsome office building on the site of the Chrisman Hotel. The building will front on Goldsboro Street and the Courthouse Square, and will be up-to-Courthouse Square, and will be up-to-date in every particular. The old building has been removed preparatory to beginning work on the new structure.

Dr. H. C. Maddux, Intely of Richmond, has located in this city, where he will practice his profession of medicine. He has secured offices in the Carolina office building.

The Dsaville Market.

[Special to The Times-Dispatch.]

DANVILLE, VA., August 7.—Sales were resumed on August 2, after being closed down for the month of July. This is the first time in the history of the market that sales have been closed during the month of July, and both huyers and warehousemen seem to be pleased with the new departure. Very little tobacco was brought to market this week, and the offerings were composed principally of primings, an occasional lot of old tobacco showling up.

Begun.

and Systematic Campaign

is a strong, though recent, local public sentiment in favor of good roads and bridges. The people in Alleghany county want first-class public high-ways, and the people in the country are co-operating with the citizens of the towns to secure such a result. C. P. Barnett, a well-known civil en-gineer is president of the organization.

New Industrial Enterprises During Past Week.

Virginia Figures Largely in De velopment News-Another

Richmond Company.

Richmond Company.

[Special to The Times-Dispatch.]
BALTUMORE. August 7.—Southern industrial announcements have been numerous during the past week, and among those made in the current issue of the Manufacturers' Record are the following:

The Tidewater Portland Cement Company, organized recently with a capital stock of \$4,000,000 and a bond issue of \$1,150,000, by New York and Pennsylvania capitalists, awarded contract to the Fuller Engineering Company, Allentown, Pa., to plan and build the plant at Union Bridge, Md.; this plant will have an annual capacity of \$00,000 barrels of white Portland cement. The Conastee Cotton Mills, Greenville, S. C., was incorporated with a capital stock of \$200,000. The Grendel Cotton Mills, Greenwood, S. C., called a stockholders' meeting to vote on increasing capital stock to build an additional mill of 10,000 spindles and 250. Spring. In the appointment of members of committees, it has been the aim to have all parts of the county represented, thus having practically every section of the county identified with the good roads movement.

Before the association outlines any general plan of procedure, such as a bond issue for road improvement, an effort is being made to secure detailed information about every road in the country. Written reports, carefully prepared by competent persons, are being presented at the meetings of the association. These reports give in a concise way information in possession of the association, the methods by which the county is to secure permanently improved roads and bridges will be recommended with respect to the rural needs of the county.

The membership of the Alleghany County Good Road Association is composed of farmers, business and professional men, all united in an effort to promote the development of Alleghany County Good Roads Association is composed of farmers, business and professional men, all united in an effort to promote the development of Alleghany County Good Roads Association is composed of farmers, business and professional men, all united in an effort to promote the development of Alleghany County Bood Roads Association is composed of farmers, business and professional men, all united in an effort to promote the development of Alleghany County Bood Roads Association is composed of farmers, business and professional men, all united in an effort to promote the development of Alleghany County Bood Roads Association is composed of farmers, business and professional men, all united in an effort to promote the development of Alleghany County Bood Roads Association is composed of farmers, business and professional men, all united in an effort to promote the development of Alleghany County Bood Roads Association is composed of farmers, business and professional men, all united in an effort to promote the development of Alleghany County Bood Roads Association is composed of farmers, business and pr

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GOOD LIVING IN RICHMOND SUB**urb**

Highland Park, the Plateau and Chestnut Hill Becomes a Goodly Town.

VERY GOOD WORK DONE BY ACTIVE WORKERS

Suburban Development-Success That Leads to Greater Effort and Larger Success-Plans Laid for the Future-Highland Park Realty Corporation.

BY FRANK S. WOODSON, Industrial Editor.

Street cars and troiley lines are wonderful things. The time was, and that in very recent years, when the owners and operators of street can roads never thought of running their tracks beyond the city limits of any city in the country, but when electricity superseded the mule and the horse, principally the mule, as a motive power, the street car lines commenced to invade the suburbs, in the course of time put a city business man who wanted to live five miles from town about as close to his office in the heart of the city as he used to be

who wanted to live five miles from town about as close to his office in the heart of the city as he used to be when he lived right in town and within a few blocks of said business, but had to walk to or follow a muie to that office. The result has been wonderful suburban development, and high-salaried business men or men with hig incomes doing business in the larger cities of the country got in the habit of making their homes away out in the suburbs. Perhaps no city in the country made more rapid progress along this line than Richmond, for Richmond has a spiendid street car and trolley system, which reaches out to the suburbs on two sides of a big river, and it is certain that po city on earth is surrounded by a loviler country or a more delightful suburban layout.

Nature's Provision.

The lands surrounding Richmond seem to have been especially designed for suburban homes, both for the rich and the poor, and for all the people between the two extremes, and so this good old Virginia town, with the help of the trolley lines and by the hustling methods of the land agents, who have the general good of the community at heart, have set a pace in the matter of suburban development. It is no longer necessary in Richmond for a man to be a millionaire in order to be a suburbanite. Any sober, painstaking and economical man with a fair salary or a limited income can cease to be a renter and own his home, and do it with his rent money at that, if he knows how to save his pennies to make up the dollars, and they do say that pennies when properly accumulated make dollars.

Getting Down to Mard Pan.

In the beginning of this new era in home and business life only the rich